



**440 Prestwick Circle SE
Calgary, Alberta**

MLS # A2289207



\$474,888

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE SATURDAY 28 FEB 12 TO 3 PM & SUNDAY 1ST MARCH 2 PM TO 5 PM. Shop and compare the lowest priced single family home in this area. One of the best locations you could dream of within 5 minutes you can be at a major shopping center, schools, parks, easy access to Deerfoot Trail. As soon as you enter the property you will be stepping into a very open and spacious bright living room. Good sized kitchen with center island, gas stove and pantry. Originally there were 3 bedrooms upstairs but now there are 2 and a bonus room. Very easy to convert back into a third bedroom. Huge master bedroom with walk in closet. 1 1/2 baths. Unspoiled basement is waiting for your creative ideas. There is a side separate entrance. Large windows, roughed in plumbing. Good sized fully fenced backyard New shingles 2025 Nov and New Hot water tank 2025 Aug. Big enough for a double garage. Quiet street year convenient location for everyday needs.